

Document No. 3496
Adopted at Meeting of 6/23/77

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL J-1/Jenney Bldg URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Continental Wingate Company, Inc. has expressed interest in and has submitted a satisfactory proposal for development of Disposition Parcel J-1/Jenney Bldg in the Waterfront Project Urban Renewal Area;

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Continental Wingate Company, Inc. be and hereby are tentatively designated as redeveloper of Disposition Parcel J-1/Jenney Bldg. in the Waterfront Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed construction and rental schedules.

2. That disposal of Parcel J-1 by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found that Continental Windate Company, Inc. possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

DEVELOPER PROPOSALS

PARCEL J-1 JENNEY BUILDING AND ADJOINING STRUCTURE, 146-150 MILK STREET

DEVELOPER	ARCHITECT	PROPOSED USE	ESTIMATED DEVELOP'T COST
1. Parsons, Brinckerhoff, Quade & Douglas, Inc. 177 Milk Street Boston, Mass. 02109 Perry D. Lord	Same as developer	Ground floor: 1 or 2 tenants for compatible retail-commercial uses. Upper floors: professional office space to be occupied by developer staff.	\$539,962
2. India Street Associates 2274 Washington Street Newton Lower Falls, Mass. Stanton D. Shifman Lewis Lubar John R. Noonan	Kevin O'Marah Architects 285 Elliot Street Newton Lower Falls	Ground floor: retail, commercial, preference for restaurant use. Upper floors: office use including 3,500 s.f. occupied by developer.	\$445,000
3. Continental Wingate C Co., Inc. 20 Kilby Street Boston, Ma. 02109 Gerald Schuster, Pres. J. Ralph Cole, Vice Pres.	Boston Architectural Team 147 Milk Street Boston, Mass.	All floors: office/general bus.	\$457,938
4. Sydney Construction Company, Inc. One Lincoln Street Newton Highlands, Ma. Stanley H. Sydney Saul Klashman	Vcevold Strekalovsky Architect 47 Fearing Road Hingham, Mass.	1st & 2nd floor: commercial space (5,000 s.f.) 3rd, 4th floors and loft: 6 duplex and/or triplex apartments	\$300,000
5. Bertrand Goldberg Associates 125 Lincoln Street Boston, Mass. Roger Stover	Same as developer	Basement, 1st & 2nd floors: 1,000 s.f. ground level for cultural meetings & exhibits Balance: restaurant with sidewalk cafe 3rd, 4th & 5th floors Office use by lease or condominium. 4th & 5th floors to be occupied by developer.	\$756,875
6. India Place Associates Nova Construction Co. One Cape Cod Place Mashpee, Mass. Matthew Antel Lydia Ratcliff	Architects Collaborative 46 Brattle St. Cambridge, Mass.	Ground floor: commercial (pub-tavern) Upper floors: commercial	\$400,000

DEVELOPER PROPOSALS

Parcel J-1

Page 2

DEVELOPER	ARCHITECT	PROPOSED USE	ESTIMATED DEVELOP'T COST
7. H.K. Fitzgerald, Jr. & Assoc. Inc. and Boyle Realty Trust (a joint venture) 272 Centre Street Newton, Mass. Thomas E. Boyle H.K. Fitzgerald, Jr.	H.K. Fitzgerald, Jr. & Assoc. 272 Centre Street Newton, Mass.	<u>Ground floor:</u> 3,000 s.f. commercial <u>Upper floors:</u> 10 residential units, luxury type	\$327,000
8. Schochet Associates 21 Merchants Row Boston, Mass. Jay R. Schochet	Childs, Bertram, Tseckares Assoc. Inc. 306 Dartmouth St. Boston, Mass.	<u>Ground floor:</u> 3 commercial stores <u>2nd floor:</u> office <u>3rd floor:</u> office & apt. <u>4th & 5th floors:</u> apartments	\$461,600
9. One McKinley Square Associates 11 Beacon Street Boston, Mass. James S. Craig Austin A. Heath	Gerald Couto 53 Little Farms Rd. Framingham, Mass.	<u>Ground floor:</u> general business and/or office. <u>Upper floors:</u> office	\$485,000
10. India Park Associates c/o Cornu Corp. 141 Milk Street Boston, Mass. Thomas Cornu Jos. M. Bradley	Steffian-Bradley Assoc., Inc. 19 Temple Place Boston, Mass.	<u>Ground floor:</u> (retail druggist) <u>Upper floors:</u> office, total space to be occupied by devel's.	\$510,092
11. S & F Enterprises 596 Tremont Street Boston, Mass. Nick Ferren Joseph Sabia	Albert Costa Assoc. 77 Stadium Way Boston, Mass.	<u>Ground floor:</u> commercial (restaurant) <u>Upper floors:</u> apartments (10)	\$399,000
12. Carpenter-Jung/ Brannen Associates Suite 114 59 Temple Place Boston, Mass. Yu Sing Jung Richard L. Friedman Robert C. Brannen	Jung/Brannen Assoc. Inc. 665 Boylston St. Boston, Mass.	<u>Ground floor:</u> China Trade Center with museum and retail outlet with tea garden restaurant <u>Upper floors:</u> office	\$396,870

MEMORANDUM

JUNE 23, 1977

TO: The Boston Redevelopment Authority

FROM: Robert F. Walsh, Director

SUBJECT: WATERFRONT PROJECT, MASS. R-77
TENTATIVE DESIGNATION OF DEVELOPER
PARCEL J-1 / JENNEY BUILDING

On December 23, 1976 the Authority tabled a recommendation by the then Director to tentatively designate Schocket Associates developer of Parcel J-1. The Schocket proposal was one of twelve development proposals submitted to the Authority on August 20, 1976. A summary sheet is attached.

Since that time, I have reviewed all of the proposals submitted and find the Schocket design to be unacceptable because of the residential development included within the design concept. This building does not provide adequate facilities for parking and open space requirements which normally must be provided by the Developer.

On the other hand, the proposal submitted by the Continental Wingate Company Inc. of 20 Kilby Street, Boston, Massachusetts proposed to convert the building entirely into new office space to be rented, as anchor tenants, by both the developer and the architect. This group with Boston Architectural Team, Inc. has had extensive experience in rehabilitating structures, such as the Franklin Square House, since 1966 and has produced, through rehabilitation, over 1500 units of housing within the City.

An appropriate vote follows:

VOTED: That Continental Wingate Company Inc. of 20 Kilby Street, Boston, Massachusetts, be hereby tentatively designated developer of Parcel J-1 / Jenney Building.

